

# \$739,000 - 47 Castlefall Way Ne, Calgary

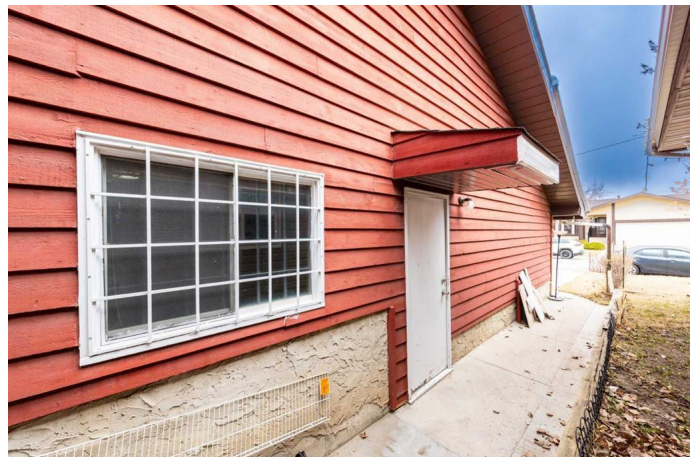
MLS® #A2212874

**\$739,000**

4 Bedroom, 4.00 Bathroom, 1,396 sqft  
Residential on 0.13 Acres

Castleridge, Calgary, Alberta

Welcome to this charming ESTATE Home with 2,550 Sqft of developed space on 5,543 Sqft LOT with Income Potential Nestled luxury living in a Castleridge Estates. This 4 Level split home, on a big rectangular lot backed onto a direct gate access to the beautiful 3-acre park and offers everything one would need to host large or intimate outside gatherings. This beautifully renovated executive style home offers a blend of luxury and practicality. With its stunning features and versatile layout, this property is truly a dream come true. Step inside to main level, discover a bright and airy open floor plan, that seamlessly connects the living, Formal dining, and kitchen areas with SKYLIGHT, SUN TUNNELS and Large windows flood the space with natural light. Strategically placed and numerous, the pot lights in fully renovated living room and kitchen with beautiful Updated COUNTER TOP and cabinetry on the main keep the home bright in the evening. the first floor offers three fully renovated bedrooms and a bonus room offers flexibility and versatility. The Master Bedroom includes a private ensuite, offering a peaceful retreat at the end of the day. Spacious secondary Bedrooms are well located with a FULL bathroom upstairs. The large bonus room can be used as an office or exercise room. the impressive big house offers two basements, From main level, five steps down to the third level has straight access to the garage third level has laundry room, one bedroom one bathroom living room



with fireplace with two good sized windows offers stunning view of the beautiful 3 acre park and backyard and another full kitchen (currently it is being used as a second basement and has separate entrance through garage) DEVELOPED BASEMENT with a Gigantic Rec room full bathroom and office room is perfect for those movie nights and Family parties. Great proximity to grocery stores (including Safeway & Superstore), restaurants, Banks, Medical & Dental Offices, Prairie Winds Park and waterpark, schools, buses, C-Train, etc. You will not want to miss this amazing, one-of-a-kind property! HUGE backyard with OLD TREES has direct gate access to the park is perfect for summer gatherings or relaxing with a book. The landscaped yard provides a serene environment for outdoor activities, and thereâ€™s plenty of space for children to play, DOUBLE GARAGE with and a huge driveway offers a Total parking of 5 Parking, plus open street parking which makes it hassle free for those gatherings. Don't miss out on this incredible opportunity to own a home that truly has it all

Built in 1981

### **Essential Information**

MLS® #	A2212874
Price	\$739,000
Bedrooms	4
Bathrooms	4.00
Full Baths	4
Square Footage	1,396
Acres	0.13
Year Built	1981
Type	Residential
Sub-Type	Detached
Style	4 Level Split

Status Active

### Community Information

Address 47 Castlefall Way Ne  
Subdivision Castleridge  
City Calgary  
County Calgary  
Province Alberta  
Postal Code T3J 1M6

### Amenities

Parking Spaces 5  
Parking Double Garage Attached, Driveway, On Street  
# of Garages 2

### Interior

Interior Features Ceiling Fan(s), Granite Counters, Open Floorplan, See Remarks  
Appliances Dishwasher, Dryer, Electric Stove, Garage Control(s), Range Hood, Refrigerator, Washer, Window Coverings  
Heating Forced Air, Natural Gas  
Cooling None  
Fireplace Yes  
# of Fireplaces 1  
Fireplaces Family Room, Mixed  
Has Basement Yes  
Basement Finished, Full, Walk-Out

### Exterior

Exterior Features Fire Pit, Garden  
Lot Description Back Yard, Backs on to Park/Green Space, Front Yard, Landscaped, Lawn, Many Trees  
Roof Asphalt Shingle  
Construction Wood Siding  
Foundation Poured Concrete

### Additional Information

Date Listed April 17th, 2025  
Days on Market 7  
Zoning R-CG

## Listing Details

Listing Office            URBAN-REALTY.ca

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